

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: January 17, 1973

Application No. 11222 - R. Dennison Coursen, Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried by a vote of 3-1 ( Mr. Harps dissenting) the following Order of the Board was entered at the Executive Meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER      JUN 13 1973

ORDERED:

That the appeal for a variance from Section 7205 to extend the driveway for parking in front of the dwelling, within 10 feet of the dwelling and within three feet of the side lot line at 5053 Loughboro Place, N. W., lot 808, Square 1431, be GRANTED.

FINDINGS OF FACT:

1. The property is located within an R-1-A District.
2. The property is improved with a single-family dwelling having an attached garage.
3. The garage is connected to the street with an existing drive.
4. Appellant will widen the driveway to provide an additional parking space between the garage and the property line.
5. The distance between the garage and property line varies with 12.47 feet at the front and 13.82 feet at the rear.
6. A 9-foot parking space as required by the regulations would leave a little more than 3 feet between it and the property line.
7. The existing driveway is steep and therefore it is dangerous to store a car on this surface. Whereas, this appeal would permit a parking space to be established on a more level portion of the lot.
8. There was no opposition to this appeal.

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OPINION:


The Board is of the opinion that this appeal should be granted.

Due to the topographic conditions it is difficult to park a second family car off the street. We are also of the opinion that the location of this parking space is not likely to become objectionable to adjoining and nearby properties and that removing the car from the public street would actually be beneficial to the neighborhood.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By:

  
ARTHUR B. HATTON

Acting Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.